Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : .....

Date : .....

Date :21/10/2022

TO WHOM SOEVER IT MAY CONCERNED

Subject : **Search and title deed verification report in the matter of property belongs to Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar**

Dear Sir,

Having been engaged by **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar**, R/o, Amravati and requested for search and title verification report in respect of property, which is owned and possessed by **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar**. I, Adv. Ajay S. Ingle, R/o. Amravati do hereby submit my title report as under.

DESCRIPTION OF PROPERTY

Layout Converted plot No. 6, admeasuring 3218.97 sq.ft. (299.05 sq.mtr.) and plot No. 7/A admeasuring 1743.77 sq.ft. (162.00 sq.mtr.) both amalgamated plots total admeasuring 4962.74 sq.ft. (461.05 sq.mtr.) from Survey No. 187/2, at present as per computerized 7/12 extract survey no. 187/2/A, of Mouje-Rahatgaon, Pragane- Nandgon peth, Tq. & Dist. Amravati, situated at Locality popularly known as Gayatri Nagar, Behind Telai Mangal karayalaya, Amravati, in the Registration Sub-District of Amravati. the same is bounded as under :

Towards East	: Plot No. 1 &8 from survey no. 187/2
Towards West	: 9.00 mtr. wide Layout Road
Towards North	: Plot No. 7/B
Towards South	: 12.00 mtr. wide Layout Road

Situated within the limits of Municipal Corporation Amravati.

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a) Particulars of the documents scrutinized serially and chronologically,				
Sr. No.	Date	Name/ Nature of the Document	Original/ certified copy/certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	02/12/2014	N.A. order	Photo copy	Verified from revenue record .
2	27/02/2015	sale deed	Photo copy	verified from record of Sub -Registrar Office.
3	05/09/2022	Sale deed	original	Yes
4	03/10/2022	TDR Sale deed	original	Yes
5	09/09/2022	Amalagmation plan	Original	Yes
6	13/10/2022	Amalagmation Order of S.D.O.	Original	Yes
7	18/10/2022	Building plan	Original	Yes
8	28/09/2022	Gao Namuna 7/12	Digital Copy	Verified from online portal

TITLE REPORT DETAILS OF THE TITLE REPORT

Upon verification of the Index-II register and Revenue Records for the period relevant to this search report. I find that the Field Survey No. 187/2 total admeasuring 3 H. 50 R, of Mouje- Rahatgaon, Pragane- Nandgaon peth, Tq. Dist. Amravati was originally owned and possessed by Shri. Dilip Gulabrao Lokhande.

Thereafter, I find that, aforesaid field owner Shri. Dilip Gulabrao Lokhande has converted said filed admeasuring 1H. 15 R from agriculture into non-agriculture i.e. for residential purpose, as per Rev. Case N.A.P. 34/Rahatgaon-41/2014-2015. That in the said case, the Competent Revenue Authority Amravati has granted permission for conversion of the said field

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Thereafter I find that, out of the said layout, the layout converted plot No. 6 admeasuring 3218.97 sq.ft. (299.05 sq.mtr.), & Plot No. 7/A admeasuring 1743.77 sq.ft. (162.00 sq.mtr.) thus total admeasuring 4962.74 sq. ft. (461.05 sq.ft.) came to be purchased by Shri.Atul Ramdas Kadhane and Sau. Geetanjali Atul Kadhane from aforesaid layout owner Shri. Dilip Gulabrao Lokhande, as per registered sale deed dated 27/02/2015, registered at serial No. 680.

Thereafter I find that, the layout converted plot No. 6 admeasuring 3218.97 sq.ft. (299.05 sq.mtr.), & Plot No. 7/A admeasuring 1743.77 sq.ft. (162.00 sq.mtr.) thus total admeasuring 4962.74 sq. ft. (461.05 sq.ft.) came to be purchased by **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar** from Shri.Atul Ramdas Kadhane and Sau. Geetanjali Atul Kadhane, as per registered sale deed dated 05/09/2022, registered at serial No. 5275. Since then **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar** became the owner of the said plots and they are in actual peaceful possession as a recorded owner thereof.

Thereafter, I find that, **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar** has decided to construct a flat scheme on the said plots. Accordingly the amalgamation plan of the said plots was prepared and submitted before the Town Planning, Authority of Municipal Corporation, Amravati. That the said amalgamation plan is approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati as per Order No. 667, dated 09/09/2022 and thereafter the said amalgamation approved and sanctioned by S.D.O.

210/0 **इतर पावती** Original/Duplicate

Thursday,20 October 2022 1:53 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 8197 दिनांक: 20/10/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **अरन1-0-2022**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **ॲड अजय एस.इंगळे** रा.अमरावती

वर्णन **अर्ज क्रं.3555,मौजे रहाटगाव,स.न.187/2A,प्लॉट नं 6,7/A,अमलहेमटेड,प्लॉअनं 6/7/A सन 1993 ते 2022 30 वर्षे**

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Amaravati

दुय्यम निबंधक वर्ग
अमरावती शहर-१

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

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Thereafter, I find that, **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar** has decided to construct a flat scheme on the said plots. Accordingly the building plan of the Scheme by named and style as " KRUSHNAYAN RESIDENCY" was prepared and submitted before the Competent Town Planning, Authority of Municipal Corporation, Amravati. That the said building plan is approved and sanctioned by the Town Planning Authority of Municipal Corporation, Amravati as per Order No. 1892, dated 18/10/2022.

The said " KRUSHNAYAN RESIDENCY" consist of Seven floors, that as per sanctioned building plan the building consist of Seven floor i.e. That on First floor there is Two Flat Units. That on Second floor there are Two flat units. That on Third floor there are Two flat units. That on Fourth floor there are Two flat units, That on Fifth floor there are Two flat units. That on Sixth floor there are Two flat units, That on Seventh floor there are Two flat units.

There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the encumbrance Certificate for the period 1993 to 2022 pertaining to the Immovable Property / project land covered by above said Title Deeds. The property is free from all encumbrances. I certify that **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar** has an absolute clear and marketable title over the Schedule property.

As such the title ownership as well as possession of the said owner **Raiji Reality through partner, Shri. Sanchit Pradiprao Patil & Shri. Chetan Chandrakant Wardhekar** over the said project land and apartment propose to be constructed over the said project land is clear and marketable, therefore there is no any other restrictions to enter in to agreement, transfer of apartment in the said building in favour of proposed purchaser.